CHICAGO PLAN COMMISSION
Department of Planning and Development

1237 W. DIVISION (SW Corner of Division & Elston)
West Town Community Area / 27th Ward / Alderman Walter Burnett, Jr.
Developer: LPC Division I, LP
Attorneys: DLA Piper
Architect: Ware Malcomb

04/21/2022
Community Area Snap Shot

Demographic Data: West Town

<table>
<thead>
<tr>
<th>General Population Characteristics, 2020</th>
<th>West Town</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>87,781</td>
<td>2,746,388</td>
<td>8,577,735</td>
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<tr>
<td>Total Households</td>
<td>42,920</td>
<td>1,142,725</td>
<td>3,266,741</td>
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<tr>
<td>Average Household Size</td>
<td>2.0</td>
<td>2.4</td>
<td>2.6</td>
</tr>
<tr>
<td>Percent Population Change, 2010-20</td>
<td>6.7</td>
<td>1.9</td>
<td>1.7</td>
</tr>
<tr>
<td>Percent Population Change, 2000-20</td>
<td>0.4</td>
<td>-5.2</td>
<td>5.3</td>
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<table>
<thead>
<tr>
<th>Race and Ethnicity, 2015-2019</th>
<th>West Town</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
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</thead>
<tbody>
<tr>
<td>White (Non-Hispanic)</td>
<td>53,847</td>
<td>901,760</td>
<td>4,331,282</td>
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<tr>
<td>Hispanic or Latino (of any race)</td>
<td>18,728</td>
<td>780,157</td>
<td>1,552,500</td>
</tr>
<tr>
<td>Black (Non-Hispanic)</td>
<td>5,727</td>
<td>791,893</td>
<td>1,466,500</td>
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<tr>
<td>Asian (Non-Hispanic)</td>
<td>4,144</td>
<td>177,195</td>
<td>610,365</td>
</tr>
<tr>
<td>Other/Multiple Races (Non-Hispanic)</td>
<td>2,252</td>
<td>55,510</td>
<td>182,620</td>
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<table>
<thead>
<tr>
<th>Age Cohorts, 2015-2019</th>
<th>West Town</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
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<tr>
<td>Under 5</td>
<td>5,315</td>
<td>171,313</td>
<td>510,605</td>
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<tr>
<td>5 to 9</td>
<td>6,860</td>
<td>462,013</td>
<td>1,646,152</td>
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<tr>
<td>10 to 14</td>
<td>38,689</td>
<td>735,281</td>
<td>1,794,152</td>
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<tr>
<td>15 to 24</td>
<td>19,729</td>
<td>546,045</td>
<td>1,701,494</td>
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<tr>
<td>25 to 64</td>
<td>9,014</td>
<td>453,823</td>
<td>1,437,766</td>
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<tr>
<td>65 to 74</td>
<td>3,061</td>
<td>195,049</td>
<td>691,947</td>
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<tr>
<td>75 to 84</td>
<td>1,516</td>
<td>100,949</td>
<td>346,833</td>
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<tr>
<td>85 and Over</td>
<td>434</td>
<td>40,971</td>
<td>150,858</td>
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<tr>
<td>Median Age</td>
<td>32.3</td>
<td>37.5</td>
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<table>
<thead>
<tr>
<th>Household Income, 2015-2019</th>
<th>West Town</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
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<tbody>
<tr>
<td>Less than $25,000</td>
<td>4,763</td>
<td>258,714</td>
<td>529,858</td>
</tr>
<tr>
<td>$25,000 to $49,999</td>
<td>3,942</td>
<td>212,435</td>
<td>567,834</td>
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<tr>
<td>$50,000 to $74,999</td>
<td>5,144</td>
<td>160,900</td>
<td>490,586</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>4,607</td>
<td>110,199</td>
<td>395,676</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>7,791</td>
<td>140,763</td>
<td>531,771</td>
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<tr>
<td>$150,000 and Over</td>
<td>12,137</td>
<td>167,818</td>
<td>605,605</td>
</tr>
<tr>
<td>Median Income</td>
<td>$104,639</td>
<td>$58,247</td>
<td>$71,572</td>
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<tr>
<td>Per Capita Income*</td>
<td>$34,178</td>
<td>$37,103</td>
<td>$39,058</td>
</tr>
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</table>

Community Area Snap Shot

Land Use & Neighborhood Context: West Town

General Land Use, 2015

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percent</th>
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</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>235.4</td>
<td>8.0</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>682.7</td>
<td>23.3</td>
</tr>
<tr>
<td>Commercial</td>
<td>164.7</td>
<td>5.6</td>
</tr>
<tr>
<td>Industrial</td>
<td>185.2</td>
<td>6.3</td>
</tr>
<tr>
<td>Institutional</td>
<td>131.1</td>
<td>4.5</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>138.6</td>
<td>4.7</td>
</tr>
<tr>
<td>Transportation and Other</td>
<td>1,086.5</td>
<td>37.1</td>
</tr>
<tr>
<td>Agricultural</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Open Space</td>
<td>241.9</td>
<td>8.3</td>
</tr>
<tr>
<td>Vacant</td>
<td>62.4</td>
<td>2.1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,038.4</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Land Use Inventory.
**Planning Context**

- NORTH BRANCH FRAMEWORK PLAN (CPC, 2017)

- GOALS:
  - Maximize the North Branch as an Economic and Vital Job Center.
  - Provide better access for all transportation modes.
Logistics Property Company, LLC is a national developer of industrial and logistics properties. They are proposing to build Chicago’s first Class-A, multi-story modern logistics facility near the heart of downtown. The proposed project will be built on a historic manufactured gas facility that has undergone substantial environmental remediation. This project will redevelop the property to include a speculative, state-of-the-art two-story warehouse with the following features:

- Two primary warehouse floors of ~252,700 square feet each.
- Each floor will have dedicated loading docks.
- Up to 50,000 square feet of Class-A office space.
- Full-height glazing in office areas.
- The project will have the ability to accommodate multiple tenants.
- Onsite employee parking in a dedicated accessory parking garage.
- Overhead pedestrian crossing between the parking and office areas.
- The project proposes public art on both the Division and Elston frontages.
Site Acreage: +/-11.03 ac
Site Square Footage: +/-480,383 sf
Site Acreage: +/-11.03 ac
Site Square Footage: +/-480,383 sf
Distance to Site

1: Division Stop on the Blue Line. 0.8-mile walk.

2: Chicago Stop on the Blue Line. 0.7-mile walk.

3: North/Clybourn Stop on the Red Line. 1.4-mile walk.

- 0.2 Miles to I-90
- 12.5 Miles to Midway Airport
- 12.3 Miles to O’Hare Airport
- 3.9 Miles to The Loop
Distance to Site

1: Division Bus Route: Division & Elston – 0.0 miles walk to site
Pedestrian Context

EXISTING VIEW FROM NORTH DIRECTION

STREET VIEW FROM NORTH DIRECTION
Pedestrian Context

STREET VIEW FROM SOUTH DIRECTION

EXISTING VIEW FROM SOUTH DIRECTION

STREET VIEW FROM SOUTH DIRECTION
Project Timeline + Community Outreach

- May 5, 2021: Intake Meeting
- June 9, 2021: Formal Planned Development Application Submittal
- June 23, 2021: MOPD Meeting
- July 21, 2021: PD application filed and introduced to the Chicago City Council
- July 21, 2021: Traffic study and Air Quality Impact Assessment (AQIS) submitted to CDOT and CDPH for review
- January 7, 2022: Traffic study and AQIS posted for public comment
- January 13, 2022: Notice of Community Meeting sent to surrounding property owners and published in Sun-Times.
- January 27, 2022: Community Meeting required by the Air Quality Ordinance
- February 2, 2022: AQIS and Traffic study public comment period ends (no comments were received)
Original Site Plan Submittal
Site Plan Changes

THE ORIGINAL SITE PLAN WAS CHANGED IN ACCORDANCE WITH CITY DIRECTION:

• INCREASED THE SETBACK ALONG ELSTON AVENUE TO PROVIDE ADDED LANDSCAPING. THIS DECREASED THE PROJECT FOOTPRINT FROM 255,063 SF TO 252,706 SF.

• INCLUDED FAÇADE PROJECTIONS / STEPS ON BOTH STREET FRONTAGES TO BREAK UP THE LONGER WALLS.

• CHANGED BUILDING’S COLOR SCHEME FROM TAN / BEIGE TO A MODERN, NEUTRAL PALETTE

• INCORPORATED ARCHITECTURAL METAL SCREENING ON PARKING GARAGE TO PROVIDE BOTH SCREENING AND PUBLIC ART.

• ADDED A LIVE LANDSCAPE WALL AT THE GROUND FLOOR OF THE PARKING GARAGE TO ENHANCE THE STREET-LEVEL PEDESTRIAN EXPERIENCE

• INTEGRATED THE MAIN BUILDING’S COLOR SCHEME INTO THE DESIGN OF ALL RAMP SIDE WALLS AND RAILINGS

• ADDED SIGNIFICANTLY MORE LANDSCAPING AND TREES ALONG BOTH STREET FRONTAGES, AS WELL AS THE WEST SIDE OF THE PROJECT.
**BUILDING ELEVATION & MATERIALS**

**NORTH WAREHOUSE ELEVATION**

- **1** CONCRETE PRECAST W/ THINSET BRICK
- **2** PAINTED CONCRETE PRECAST W/ REVEALS PAINT A
- **3** PAINTED CONCRETE PRECAST W/ REVEALS PAINT B
- **4** ACCENT METAL FRAME
- **5** PROJECTED DIVISION STAIR TO ENHANCE FACADE ARTICULATION AND MAINTAIN A CONSISTENT AESTHETIC ALONG ELSTON AVE
- **6** INTEGRATED THE BUILDING’S COLOR SCHEME INTO THE DESIGN OF ALL RAMP SIDE WALLS AND RAILINGS

**SOUTH WAREHOUSE ELEVATION**

- **1** CONCRETE PRECAST W/ THINSET BRICK
- **2** PAINTED CONCRETE PRECAST W/ REVEALS PAINT A
- **3** PAINTED CONCRETE PRECAST W/ REVEALS PAINT B
- **4** ACCENT METAL FRAME
- **5** PROJECTED DIVISION STAIR TO ENHANCE FACADE ARTICULATION AND MAINTAIN A CONSISTENT AESTHETIC ALONG ELSTON AVE
- **6** INTEGRATED THE BUILDING’S COLOR SCHEME INTO THE DESIGN OF ALL RAMP SIDE WALLS AND RAILINGS

**KEYNOTES**

1. HIGH PERFORMANCE GLAZING SYSTEM
2. ART GRAPHIC MURAL
3. ART IMAGE TBD
4. PARKING GARAGE METAL FRAME W/ PERFORATED GRAPHIC
5. PEDESTRIAN BRIDGE
**BUILDING ELEVATION & MATERIALS**

**NORTHWEST PARKING GARAGE ELEVATION**
(PARKING GARAGE IS ANGLED)

- **A)** Added live landscape wall at pedestrian level along Elston Ave for enhanced pedestrian experience and street presence.
- **B)** Incorporated a unique perforated metal screening solution with an integral graphic.

**WEST WAREHOUSE ELEVATION**

- **1** Concrete precast w/ thinset brick
- **2** Painted concrete precast w/ reveals
- **3** Painted concrete precast w/ reveals
- **4** Accent metal frame

**SOUTHWEST PARKING GARAGE ELEVATION**
(PARKING GARAGE IS ANGLED)

- **5** High performance glazing system
- **6** Art graphic mural
- **7** Parking garage metal frame w/ perforated graphic
- **8** Pedestrian bridge

**KEYNOTES**

- **1** Added live landscape wall at pedestrian level along Elston Ave for enhanced pedestrian experience and street presence.
- **2** Incorporated a unique perforated metal screening solution with an integral graphic.
- **3** High performance glazing system
- **4** Art graphic mural
- **5** Parking garage metal frame w/ perforated graphic
- **6** Pedestrian bridge

**MODIFIED BUILDINGS COLOR SCHEME**
From a tan/beige to a modern, neutral palette.
**BUILDING ELEVATION & MATERIALS**

**KEYNOTES**

1. CONCRETE PRECAST W/ THINSET BRICK
2. PAINTED CONCRETE PRECAST W/ REVEALS PAINT A
3. PAINTED CONCRETE PRECAST W/ REVEALS PAINT B
4. ACCENT METAL FRAME
5. HIGH PERFORMANCE GLAZING SYSTEM
6. ART GRAPHIC MURAL
7. PARKING GARAGE METAL FRAME W/ PERFORATED GRAPHIC
8. PEDESTRIAN BRIDGE

**ELEVATIONS**

- **West Parking Garage Elevation**
- **East Parking Garage Elevation**
- **North Parking Garage Elevation**
- **South Parking Garage Elevation**
LANDSCAPE PLAN
V3 Consultants prepared a “Traffic Impact Study” (dated April 22, 2021, updated November 18, 2021) that was approved by the Chicago Department of Transportation.

This study demonstrated:

• Total vehicular traffic generated by the development is anticipated to have minor impact on the roadway system

• To mitigate the impacts from the development, signal timing modifications are required at the Elston/Division intersection (this scope is included in the proposed project)

• A driveway on Division Street is proposed to allow traffic exiting the highway to quickly enter the site and exit the roadway network

• It is recommended that the end user develop and implement a traffic management plan tailored to their specific warehouse use, including timing of shift changes to minimize trips during peak hours

• The AQIS includes modeled concentration impacts of NO2, PM2.5, and PM10 due to emissions from Project-generated passenger vehicle and truck emissions both on- and off-site, as well as on-site stationary sources

• Modeled concentrations from Project-related sources were added to background concentrations in the Project Site vicinity

• When compared to the applicable NAAQS standards, total concentrations are below the NAAQS thresholds. Therefore, the Project is not expected to cause or contribute to an exceedance of the NAAQS.
### Chicago Sustainable Development Policy 2017.01.12

#### SUSTAINABLE DEVELOPMENT POLICY

<table>
<thead>
<tr>
<th>Compliance Options</th>
<th>Points Required</th>
<th>Sustainable Strategies Met</th>
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</thead>
<tbody>
<tr>
<td>1. Health</td>
<td>80 Points</td>
<td>80 Points</td>
</tr>
<tr>
<td>2. Energy</td>
<td>80 Points</td>
<td>10 Points</td>
</tr>
<tr>
<td>3. Stormwater</td>
<td>80 Points</td>
<td>80 Points</td>
</tr>
<tr>
<td>4. Landscapes</td>
<td>80 Points</td>
<td>80 Points</td>
</tr>
<tr>
<td>5. Water</td>
<td>80 Points</td>
<td>80 Points</td>
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<tr>
<td>6. Transportation</td>
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<td>80 Points</td>
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<td>7. Soil Health</td>
<td>80 Points</td>
<td>80 Points</td>
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<td>8. Workforce</td>
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<td>80 Points</td>
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<tr>
<td>9. Wildlife</td>
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#### Compliance Paths

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<tr>
<th>Path</th>
<th>0 Points Available</th>
<th>10 Points Available</th>
<th>15 Points Available</th>
<th>20 Points Available</th>
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<tbody>
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<td>[Path Details]</td>
<td>[Path Details]</td>
<td>[Path Details]</td>
<td>[Path Details]</td>
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<tr>
<td>Path 2</td>
<td>[Path Details]</td>
<td>[Path Details]</td>
<td>[Path Details]</td>
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</tbody>
</table>

#### Summary:

**LEED Silver:** 80 Points

**EV Charging:** 10 Points

**80% Waste Diversion:** 10 Points

**Total Score:** 100 Points

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**Flawed Development Projects (FDP) - New Construction**

- 100 points required

**Green Building Challenge Projects (GBCP) - New Construction**

- 100 points required

**DPD Housing, Multi-Family (J-S Unit) Projects (DPD-H-MF) - New Construction**

- 100 points required

**PD, TIF, DPD-H-MF, and CLAS - Renovation Projects**

- 25 points required

**Substantial Renovation Projects**

- 50 points required

- New development for multi-family units that exceed 20 floors (excluding new streets or exterior areas)

### Notes:

- LEED Silver: 80 Points
- EV Charging: 10 Points
- 80% Waste Diversion: 10 Points
- Total Score: 100 Points
The proposed project complies with the requirements of the Chicago Stormwater Management Ordinance:

1. Onsite detention and rate control shall be provided pursuant to chapter 2.0 - *Flow Rate Control*.

2. Detention will be provided via an underground concrete vault.

3. The detention vault is designed to comply with Chapter 3.0 - *Volume Control* by containing the first ½ inch of rainfall.

4. Site construction shall comply with the sedimentation and erosion control requirements of Chapter 4.0.

5. The owner shall maintain all onsite stormwater infrastructure pursuant to the requirements of *Chapter 5.0 - Operation and Maintenance Requirements*. 
The proposed project will provide the following public benefits:

1. It is expected to create 800-1,100 temporary jobs during construction, and 600-800 Permanent jobs.

2. The project will contain public art elements facing both street frontages.

3. During construction, the project will strive to reach the City’s participation goals of:
   - 26% Participation from Qualified Minority Business Enterprises
   - 6% Participation from Qualified Women Business Enterprises
   - 50% Participation from Chicago Residents
To reach the above goals, the construction team will perform the following:

• Host Outreach Events to encourage bid M/WBE bid participation
• Debundle larger bid packages to allow for additional bid opportunities for smaller firms
• Encourage subcontractor mentorship/partnering with M/WBE Firms
• Work with local unions to focus on members that reside within the City limits
• Utilize the Pre-Apprenticeship program - These programs encourage individuals from economically disadvantaged areas to pursue a career in construction, and offer curriculum that include classroom learning, hands-on training, and direct assistance with applying to apprenticeship programs at local union halls.
• Employ the ACE Mentorship Program
DPD Recommendations

The proposal meets the purpose and relevant criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public’s health, safety, or welfare. Specifically, here are some of the ways that this proposed development meets the following provisions of Chapter 17-8:

a. Ensure adequate public review of major development proposals (17-8-0101). This project has been reviewed with 27th ward Alderman, the Mayor’s Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Department of Public Health, the Chicago Fire Department, and the Department of Planning and Development. Additionally, a community meeting was held on January 27, 2022.

b. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103). The proposal will complement the surrounding industrial buildings and provide employment opportunities to nearby residents.

c. Complies with the North Branch Framework Plan and is consistent with land use patterns in this portion of the North Branch Industrial Corridor (17-8-0903).

d. Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104). The project will include landscaped setbacks from the pedestrian view and provide a 16-foot landscape buffer from North Elston, as well as two areas of public art.

e. *Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles:* This project separates pedestrian, bicycle, employee cars and truck traffic, eliminating conflicts.

f. *Promote transit, pedestrian and bicycle use:* The project is located adjacent to a CTA bus route and is providing 120 bicycle parking spots.

As part of the NBFP, redevelopment within the area must adhere to the defining Goals and Principles of the Plan:

a. Goal No. 1: Maintain the North Branch Industrial Corridor as an Important Economic Engine and Vital Job Center within the City of Chicago – At full build-out the development is estimated to provide 600-800 employees.

b. Goal No. 2: Provide Better Access for all Transportation Modes - Principle 2.3: Implement technology to manage vehicular traffic and improve circulation more effectively. The proposal is making intersection improvements infrastructure improvements required to be implemented at the cost of the developer.